



BOXBOROUGH PLANNING BOARD
29 Middle Road, Boxborough, Massachusetts 01719
Phone: (978) 263-1116 x112 • Fax: (978) 264-3127
www.town.boxborough.ma.us

Nancy Fillmore, Chairman Julie Carroll, Clerk Owen Neville John Markiewicz James Faulkner

**Meeting Minutes
February 27, 2012**

Members present:

Nancy Fillmore, Chair
Owen Neville, Member
John Markiewicz, Member
Julie Carroll, Member
James Faulkner, Member
Elizabeth Hughes, Town Planner

The Chair opened the meeting at 7:30 pm.

Planning Board Meeting Minutes

The minutes of February 6, 2012 were approved as amended on a motion by Ms. Fillmore, seconded by Mr. Markiewicz with all voting in favor.

Landscaping/Contractor Use Zoning Discussion

The Board discussed the provision to prohibit the storage or distribution of bulk materials in the Landscaping Services definition. Mr. Neville thought that a landscaping services business should be allowed to have a truck load of bark mulch for their own use if it is not visible from a public way and suggested that the line no storage or distribution of bulk material be deleted. Mr. Markiewicz believed it was important for that to remain. Ms. Carroll agreed with Mr. Markiewicz because of the chemicals in the materials and the issues that get opened up when you try and allow the storage and distribution in the Business Zone District. The Board agreed 4 to 1 to leave it in. The Board reviewed the Table of Uses and determined which uses were allowed in each zone district.

Subdivision Rules & Regulations Frontage Requirement

The Chair opened the public hearing at 8:05 p.m. The Board reviewed the proposed amendment. The Chair recognized Mr. Clemence who asked for clarification on how this would affect his property, which had a Special Permit for a reduced frontage lot and common driveway and the filing of an ANR plan. The Town Planner explained that the proposed amendment was within the design requirements for new subdivisions and would not have any impact on ANR lots.

Mr. Markiewicz questioned whether the words "feasible access" needed to be clarified. Ms. Hughes felt it would be very difficult to try and define it because access to any property was very site specific depending on the grade, wetland, soils and also the creativity of the owner's engineer. She did not see any issues with providing some flexibility for the Board to determine what they felt was feasible based on what was presented and input from their consulting engineer. Ms. Hughes commented that the Board could have Town Counsel provide them an

opinion on the matter. Mr. Neville moved to continue the public hearing to March 26, 2012 at 7:45 p.m. Mr. Markiewicz seconded the motion with all voting in favor.

Draft Town Build-out Analysis Warrant Article

The Board reviewed the draft warrant article. Mr. Faulkner questioned the clarity of the wording in paragraph 3 of Explanation and the purpose of the GIS mapping. The Board agreed with revised language suggested by Ms. Hughes. Mr. Neville volunteered to present the article at Town Meeting. On a motion by Ms. Fillmore and seconded by Mr. Markiewicz, the Board voted unanimously to recommend.

Moran Reduced Frontage Special Permit – Board of Appeals Recommendation

The Board reviewed the application material and the Town Planner gave an overview of the plan. Ms. Hughes called to the Board attention Section 5003. Mr. Faulkner commented that based on the material provided, he did not see any compelling benefit to the Town for the granting of the Special Permit and thought the best interests of the Town would be served by using the intensity regulations of Section 5000. The Board agreed unanimously and asked the Town Planner to send a letter to the Board of Appeals.

With no further business, the meeting was adjourned at 8:45 pm on a motion by Ms. Fillmore, seconded by Mr. Neville with all voting in favor.

On Behalf of the Boxborough Planning Board


Julie Carroll, Clerk